



Case Number **ZC-17-206**

**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
January 9, 2018

Council District 9

Zoning Commission Recommendation:

Approval as Amended by a vote of 7-0 to PD/E plus outdoor storage as primary use; site plan waiver recommended

Opposition: 2 persons spoke, Rosemont NA for PD/I

Support: Rosemont NA For PD/E only

Continued	Yes ____	No <u>X</u>
Case Manager	<u>Lynn Jordan</u>	
Surplus	Yes ____	No <u>X</u>
Council Initiated	Yes ____	No <u>X</u>

Owner / Applicant: **Luis R. Sifuentes**

Site Location: 3613 & 3621 8th Avenue Mapsco: 90C

Proposed Use: **Outdoor Storage**

Request: From: "E" Neighborhood Commercial

To: "PD/I" Planned Development for all uses in "I" Light Industrial plus outdoor storage as a primary use; site plan waiver requested (applicant request); PD/E Planned Development for all uses in "E" Neighborhood Commercial plus outdoor storage as primary use; site plan waiver recommended (Zoning Commission recommendation)

Land Use Compatibility: Requested change **is not compatible.**

Comprehensive Plan Consistency: Requested change **is not consistent (Significant Deviation).**

Background:

The site is located south of Ripy Street, east of 8th Avenue and adjacent to the Topeka and Santa Fe Railroad. The applicant is requesting to rezone from Commercial to "PD/I" for "I" uses plus outside storage for storage of equipment and construction materials as the primary use, with a waiver to the site plan.

The property is located at the end of a dead end street and has been in the current configuration for many years. Primary access to the subject property is from 8th Ave. on the west side of the property which street is partially dirt and not fully improved. The surface material on the property is current dirt and grass; the applicant has been informed that any yard and or storage area must be covered with dust free compacted gravel base, at a minimum. Should the zoning be approved, a Land Use CO would be required.

The site is part of a Code Compliance case C-694381 for the outdoor storage of miscellaneous materials and lack of a CO for the use. Currently a vacant mobile home and other stored items sit on the lot and are part of a different code violation.

The fencing company to the north provides metal fencing and other metal work and has been at this location for approximately 10 years. They recently completed a zoning case to allow the use with several waivers. Other area businesses include small industrial with activities primarily inside a building.

In 2007, the Comprehensive Plan was changed from Neighborhood Commercial to Light Industrial for the general area from Butler to W. Ripy adjacent to the railroad tracks.

At the December 13 zoning commission meeting 2 persons spoke in opposition to the PD/I request because of certain uses within the “I” district but were in support of PD/E to allow the outside storage for the business.

Site Information:

Owner: Luis R. Sifuentes
4416 Timothy Road
Fort Worth, TX 76115
Acreage: 0.505 acres
Comprehensive Plan Sector: Southside
Surrounding Zoning and Land Uses:
North “B” Two-Family / single-family
East “B” Two-Family / single-family
South “E” Neighborhood Commercial / vacant and outside storage
West “A” One-Family / vacant and AT&SF RR

Recent Relevant Zoning and Platting History:

Zoning History: ZC-16-177 PD1113, Effective 12-1-2016 for PD/E Planned Development for all uses in “E” Neighborhood Commercial plus landscape and fence company with welding, warehouse and outside storage, excluding alcohol sales with development standards; site plan waived; subject property to the north
ZC-93-077 PD158, Effective 12/14/93 for PD/SU” for a contractor’s office/warehouse with outside storage; property just to the south and west of 8th site plan waived
ZC-06-110 PD706 Effective 08/08/06 for “PD/SU” for contractor’s office/warehouse and outside storage with screening fence, south side; site plan required
SP-06-016; approximately three lots to the south for industrial uses

Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
W. Ripy	Two-Way Residential	Two-Way Residential	No
8 th Ave	Two-Way Residential	Two-Way Residential	No

Public Notification:

Organizations Notified	
Fort Worth League of Neighborhoods	Shaw Clarke NA
Rosemont NA*	Streams and Valleys Inc.
Trinity Habitat for Humanity	Fort Worth ISD
Neighbors Working Together	

*Within this association

Development Impact Analysis:

1. **Land Use Compatibility**

The applicant is proposing a zoning change to “PD/I” Planned Development for all uses in “I” Light Industrial plus outside storage of equipment and materials site plan waiver. Surrounding

land uses are single-family to the east, landscaping business to the north, industrial uses to the south and railroad tracks to the west.

Primary access to the site is from 8th Street a two-way residential street which dead ends at the end of their property.

Based on surrounding land uses including the residential and industrial activity inside a building, the proposed zoning **is not compatible** at this location.

2. **Comprehensive Plan Consistency**

The 2017 Comprehensive Plan designates the subject property as Light Industrial. Outside storage is permitted within the light industrial designation when the items stored are part of a business. The requested zoning change for outdoor storage is not allowed within the light industrial designation. Due to the adjacency to single family residential, the below policy applies to this request.

- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses.

Based on the lack of conformance with the policy stated above; the proposed zoning **is not consistent (Significant Deviation)** with the Comprehensive Plan.

Attachments:

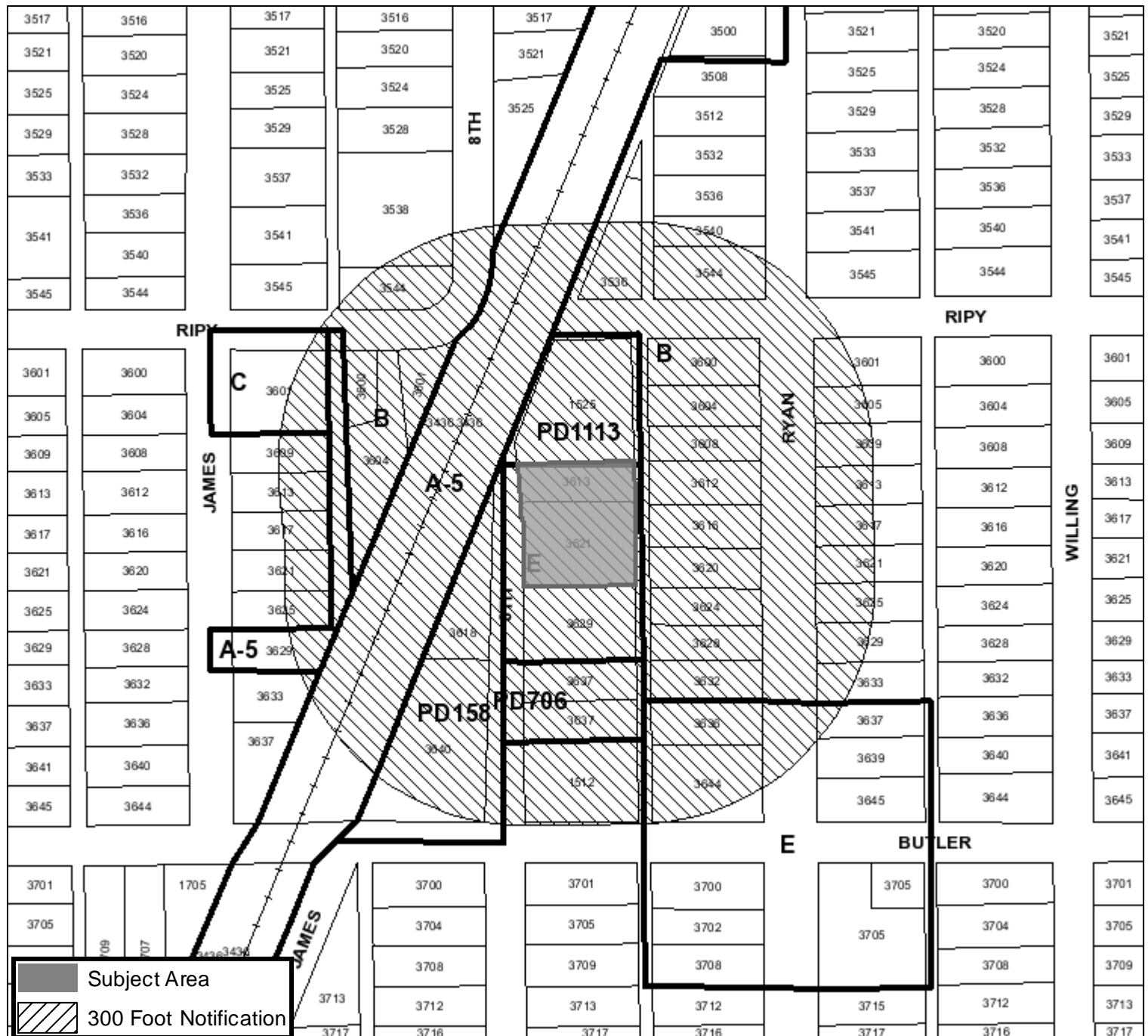
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Minutes from the Zoning Commission meeting



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Area Zoning Map

Applicant: Luis R. Sifuentes
Address: 3613 & 3621 8th Avenue
Zoning From: E
Zoning To: PD for I uses plus outdoor storage
Acres: 0.50572835
Mapsc0: 90C
Sector/District: Southside
Commission Date: 12/13/2017
Contact: 817-392-2495



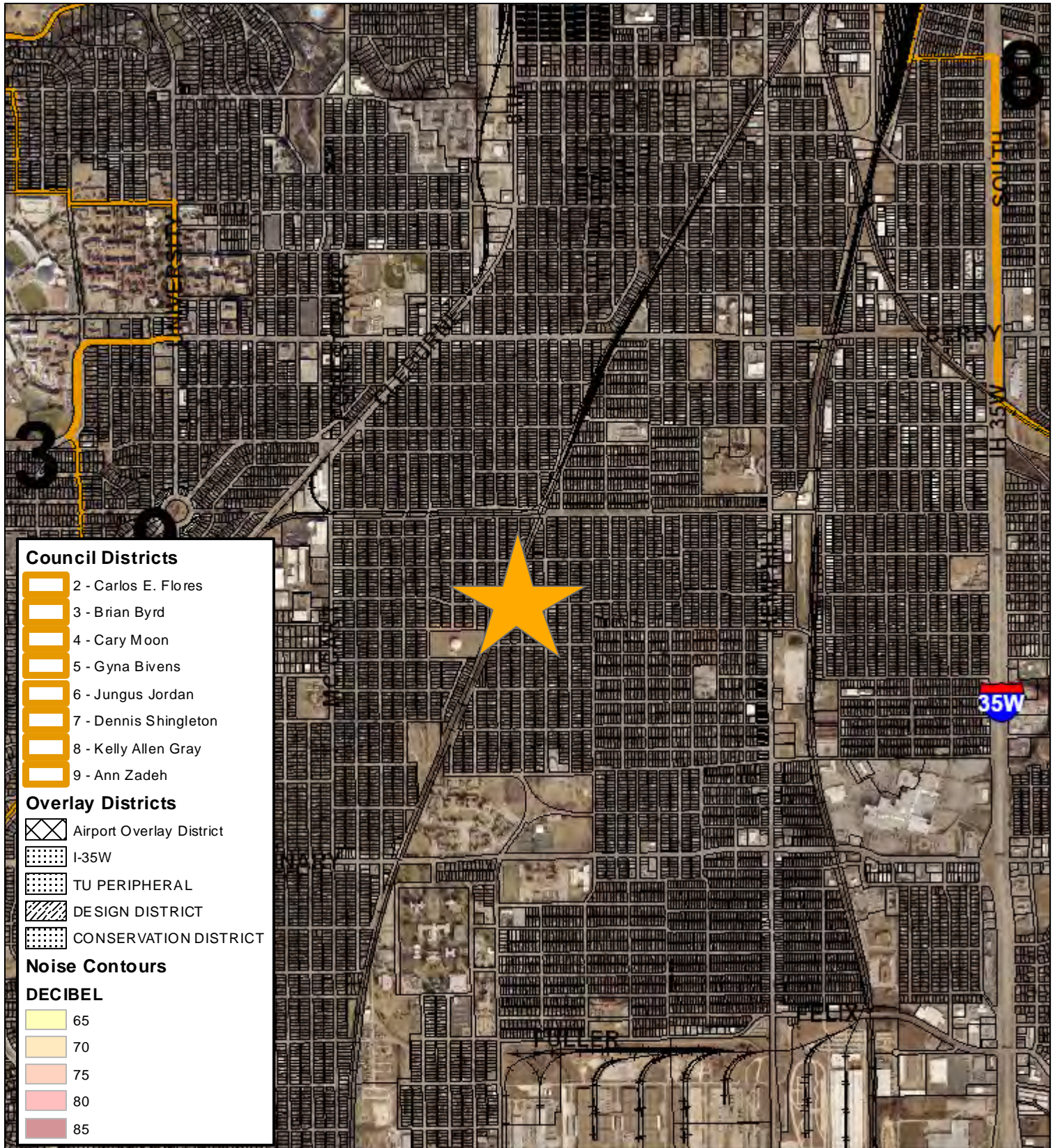
0 90 180 360 Feet

Created: 11/17/2017 3:58:12 PM



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Area Map

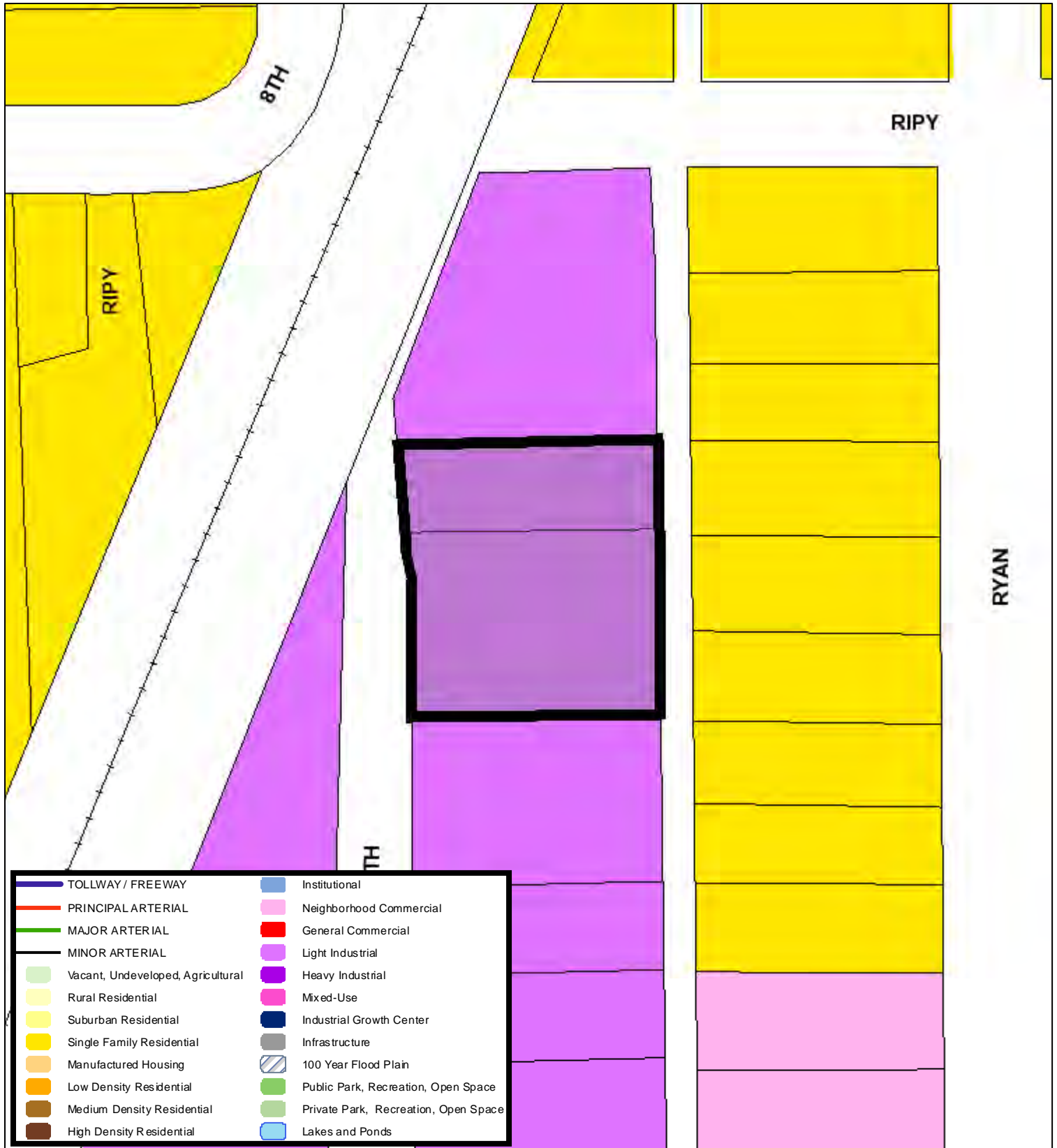


0 1,000 2,000 4,000 Feet



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Future Land Use



75 37.5 0 75 Feet

A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 7, 2017.





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Aerial Photo Map



0 45 90 180 Feet



Javier Castillo	2925 Pioneer St		Support		Owner
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10. ZC-17-205 Joyce Heredia (CD 8) – 2525 & 2529 Wilkinson Ave (Sycamore Heights Lots 17-18, Block 36, .049 ac.) From: “B” Two Family To: “PD/B” Planned Development for all uses in “B” Two-Family plus barbershop on one side only; site plan waiver requested

Renny Rosas, 3821 Bryan, speaking on behalf of Gregorio Chairez, asked for a 60-day continuance in order to put a presentation together.

Motion: Following brief discussion, Mr. Northern recommended a 60-day continuance of the request, seconded by Mr. Gober. The motion passed unanimously 7-0.

Document received for written correspondence					ZC-17-205
Name	Address	In/Out 300 ft. notification area	Position on case		Summary
Renny Rosas	3821 Bryan		Support		Representing applicant
Joyce Heredia	3021 E Lancaster	In	Support		Owner

11. ZC-17-206 Luis R. Sifuentes (CD 9) – 3613 & 3621 8th Ave (Shaw Heights Addition Lots 19-21, Block 5, 0.50 ac.) From: “E” Neighborhood Commercial To: “PD/I” Planned Development for all uses in “I” Light Industrial uses plus outdoor storage as a primary use; site plan waiver requested

Roberto Ramirez, 4316 S Adams, stated he wants to keep the property as is and park trailers on it. He said there is currently a shed on the property and he may add another to store equipment.

Renny Rosas, 3821 Bryan, said he would like to see a PD/E plus uses and add a solid fence for screening between the subject property and adjacent residential.

Robert Snoke, 3820 6th Ave, representing the Rosemont neighborhood association spoke in opposition to the proposed Light Industrial. He stated a PD/E would be appropriate and that there was a concrete business located here previously. He also showed images of surrounding businesses.

Motion: Following brief discussion, Mr. Buchanan recommended Approval of the request as amended to a PD/E with outdoor storage as a primary use, site plan waived, seconded by Mr. Aughinbaugh. The motion passed unanimously 7-0.

Document received for written correspondence					ZC-17-206
Name	Address	In/Out 300 ft. notification area	Position on case		Summary

Roberto Ramirez	4316 S Adams		Support		Representing applicant
Renny Rosas	3821 Bryan	Out	Support		Spoke at hearing and sent letter
Robert Snoke	3820 6th Ave	Out		Opposition	Representing Rosemont NA
Gordon Pritchard	3640 8 th Ave	Out		Opposition	Sent letter and notice
Francisco Perez Lemus	3608 Ryan Ave	Out		Opposition	Sent notice

12. ZC-17-208 Como Blue Willow LTD (CD 9) – 5001 Diaz Ave (Hays Covington Survey Abstract No. 256, 6.75 ac.) From: “A-5” One-Family, “CR” Low Density Multifamily and “C” Medium Density Multifamily To: “UR” Urban Residential

Mary Nell Poole, 2918 Wingate, representing the applicant stated they have owned the property for more than two years and have been working with the neighborhood on the redevelopment of the area. The Como NEZ strategic plan designates this area as UR. She also stated they met with the Sunset Heights Neighborhood Association and that they support the project. Because of the topography of the site, a large portion of it will remain untouched.

Estros Tucker, 3304 Lake Como Dr, representing the Como Advisory Council spoke in support of the project. He stated they have met with the applicant and developers several times and that they are excited for the project.

Motion: Following brief discussion, Mr. Buchanan recommended Approval of the request, seconded by Mr. Northern. The motion passed unanimously 7-0.

<i>Document received for written correspondence</i>					ZC-17-208
Name	Address	In/Out 300 ft. notification area	Position on case		Summary
Mary Nell Poole	2918 Wingate		Support		Representing applicant
Estros Tucker	3304 Lake Como Dr	Out	Support		Spoke at hearing representing Como Advisory Council
Sunset Heights NA			Support		Sent letter

13. ZC-17-209 JW Lawrence, Jr. (CD 7) – 2512 Horne St (Chamberlin Arlington Heights, Lots 35-40, Block 85, 0.45 ac.) From: “CF” Community Facilities To: “ER” Neighborhood Commercial Restricted

Mark Allsup, 4325 Hyatt Ct, representing the applicant stated they want to convert the building to house a financial planning office. The only change to the site would be the interior of the building.

Peter Arendt, 6012 El Campo, spoke in opposition. He stated this could be considered further commercial encroachment and asked for the use to be restricted to professional offices only.